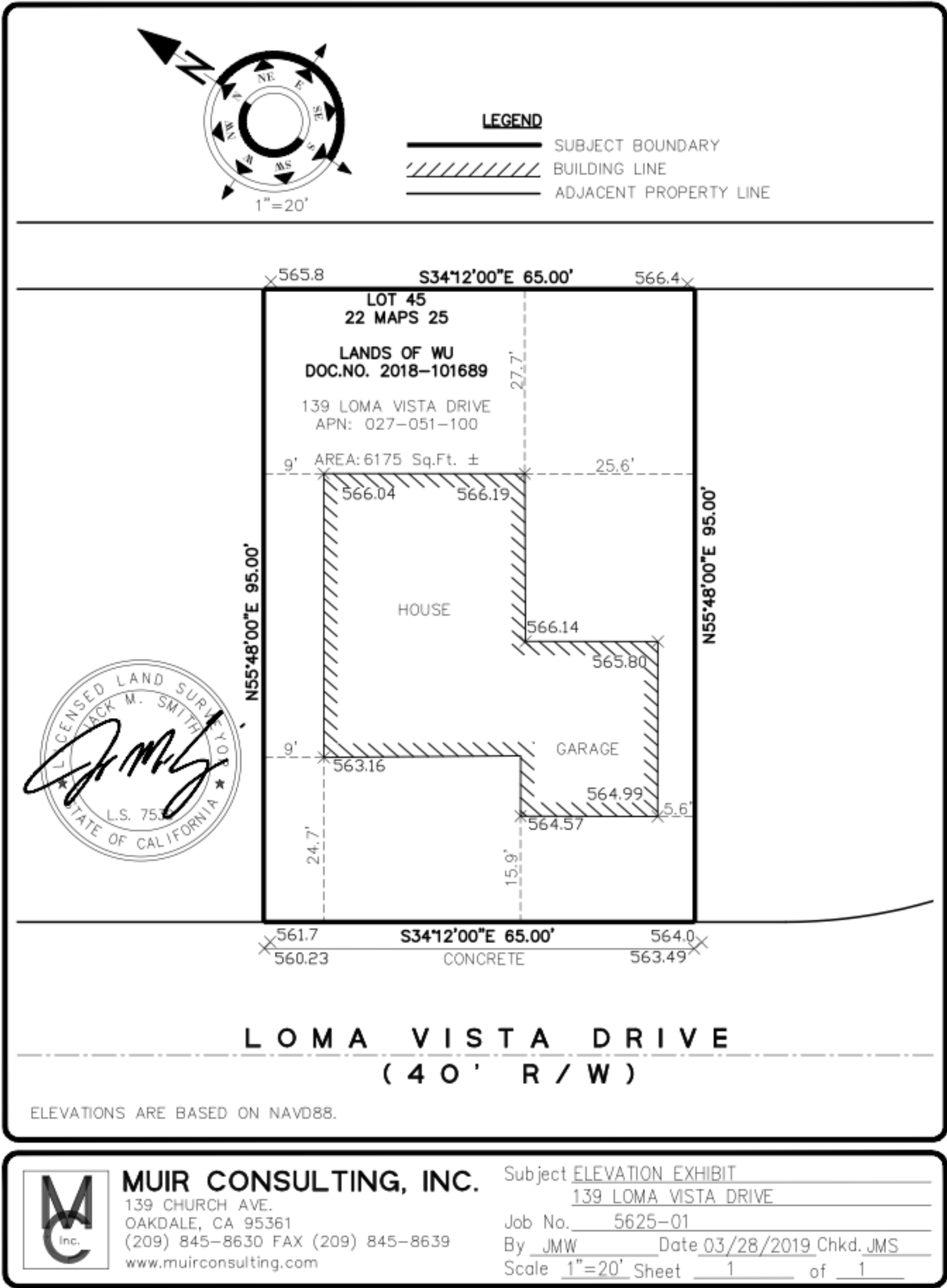


WU Remodel & Addition 139 Loma Vista Dr Burlingame 94010

Patrick
Jean-Philip
Burger, AIA

441 Banbury Street
Hayward, CA 94544
www.architectinspect.com
415.595.5457

SURVEY



PROJECT TEAM

OWNER
Flora Wu/Brandon Feng
139 Loma Vista Dr
Burlingame, CA 94010
(415) 218-8804
Contact: Brandon Feng
brandon_feng81@hotmail.com

FIRE SPRINKLER
Fire Control, Inc.
50 Woodside Plaza # 214
Redwood City, CA 9061
(650) 268-9928
Contact: Gustavo Flores
gflores@controlfire.biz

ARCHITECT
Patrick Jean-Philip Burger
441 Banbury Street
Hayward, CA 94544
(415) 595-5457
Contact: Patrick Burger
patrick@architectinspect.com

SURVEYOR
Muir Consulting, Inc.
13 Church Ave
Oakdale, CA 95361
(209) 845-8630
Contact: Troy Erickson
troy@muirconsulting.com

SHEET INDEX

NOTE THIS DESIGN REVIEW SUBMITTAL IN BOLD

ARCHITECTURAL SUBMITTAL - for Design Review

A-0.0	Title Sheet
A-1.0	Existing Site & Floor Plan
A-1.1	Proposed Site Plan
A-2.0	Proposed First Floor Plan
A-3.0	Proposed Second Floor Plan
A-4.0	Roof Plans
A-4.1	Existing Elevations
A-5.0	Proposed Front & Left Elevations
A-5.1	Proposed Rear & Right Elevations
NH-1.0	Neighborhood Houses Panorama's
CB-1.0	COLORS - MATERIALS - FINISHES

STRUCTURAL
Zenith Engineers, Inc.
22320 Foothill Blvd
Hayward, CA 94541
(415) 619-6000
Yisilayin Silafu
yisilayin.silafu@zenithengineers.com

TITLE 24
NRG Compliance, LP
PO Box 3777
Santa Rosa, CA 95402
(707) 237-6957
Rick Rocklewitz
raj@sonic.net

PROJECT DATA

GENERAL SCOPE OF WORK
Remodel (e) 1,411 sf home; Add 123 sf @ (e); Add (n) 2nd Story 1,148 sf

WORK UNDER THIS CONTRACT INCLUDES BUT IS NOT LIMITED TO THE FOLLOWING:

- Grading, Paving and Drainage for new Addition and Patio
- The construction of new, insulated exterior walls & interior walls, w/new Windows & Doors
- New & exist'g bathrooms to meet current water conservation requirements
- Installation of new roof, gutters & downspouts & Dissipator Pit
- Installation of permeable pavers, at driveway, and patio area

BUILDING / ZONING / SITE DATA:

A.P.N. 027 - 051 - 100

Zoning: R-1

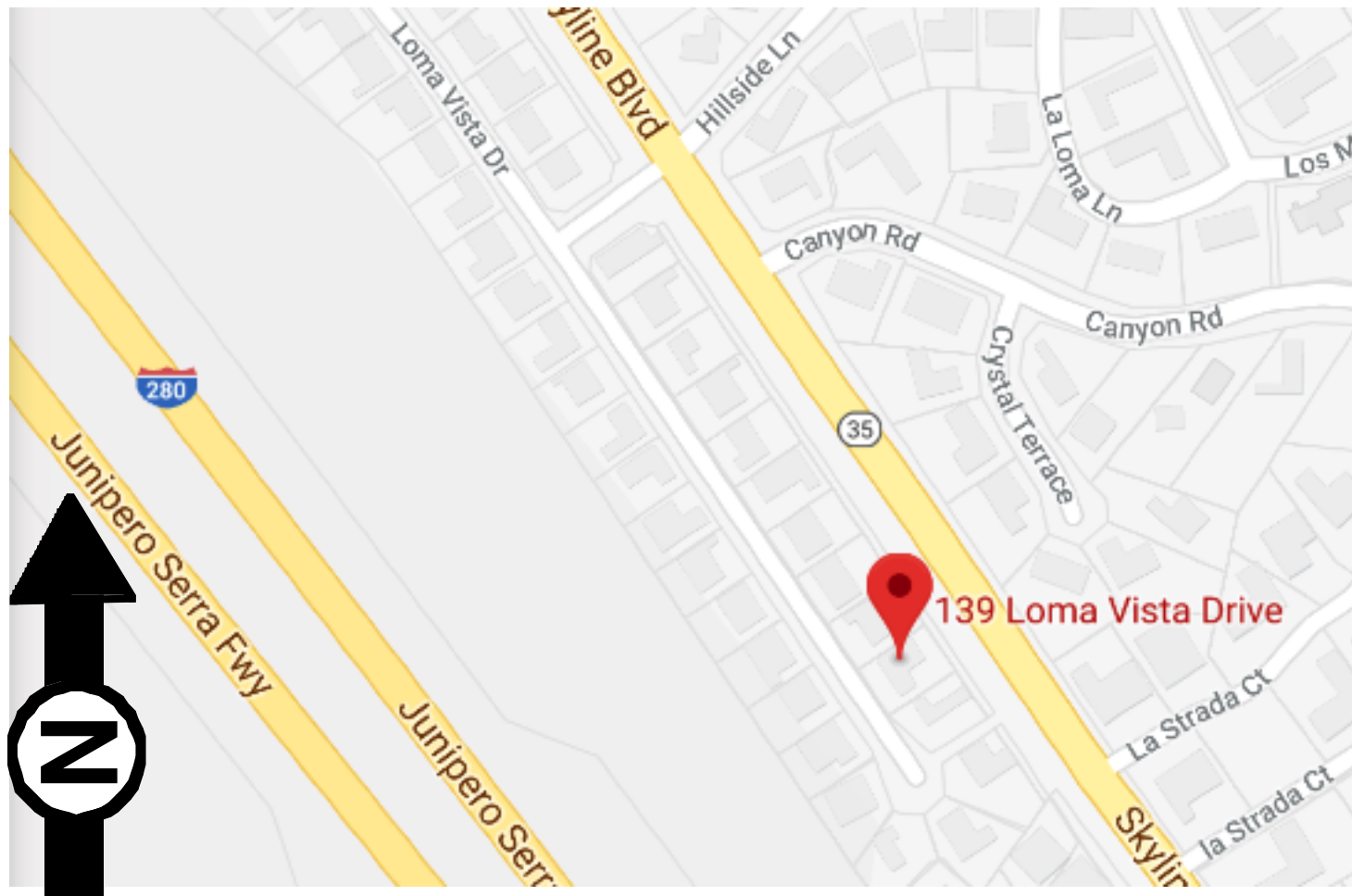
Type: VB

SITE DATA:		NET LOT AREA:		6,175 square feet	
		Existing:		Proposed:	
1st Floor MAIN LEVEL	Existing House	1,274 sq ft		1,399.76 sq ft	
2nd Floor MAIN LEVEL	Existing House	0 sq ft		1,227.56 sq ft	
TOTAL Habitable Living Area		1,274 sq ft		2,567.32 sq ft	
Non-Habitable Area	(existing garage)	396.33 sq ft		396.33 sq ft	
Non-Habitable Area	(existing porch)	194.48 sq ft		194.48 sq ft	
Non-Habitable Area	(existing Laundry/MudRoom)	130.52 sq ft		130.52 sq ft	
Non-Habitable Area	(Chimney)	6.75 sq ft		6.75 sq ft	
Lot Coverage:					
Allowable	40% (2,470 sf max)	2,108.96 sq ft (34.2%)		2,082.46 sq ft	(,2,470 sf)
Total FAR Allowed 3,076.2 > 3,068.35 sf Proposed					
FAR	2,108.96 sf	Existing (before exemptions)			
	-194.46 sf	less Front Porch Exemption			
	-4.50 sf	less Chimney Exemption			
	1,910.00 sf	(0.31 FAR)			
FAR	1,910.00 sf	Existing			
	98.64 sf	1st Fl Add'n (4'-0" x 24'-8")			
	4.27 sf	12 Bath Corner Addition			
	907.00 sf	2nd Fl Add'n @ Rear (26'-5" x 34'-4")			
	277.85 sf	2nd Fl Add'n @ Front (11'-5" x 24'-4")			
	3,068.35 sf	Total FAR Proposed 3,068.35 < 0.50 FAR) = OK			
Setbacks:					
Front:		Required		Provided	
	House: 15'-0"	Garage: 35'-0"		24'-8" / 16'-2"	
Rear:		15'-0"		28'-4"	
Right Side:		7'-0"		7'-2"	
Left Side:		7'-0"		7'-6"	
Height:		30'-0" max allowed		30'-0" Proposed	

CONDITIONS OF APPROVAL

- The approval is based on the plans received on _____ and the written application materials provided by the applicant, except as may be modified by these conditions. Plans herein reflect the plans submitted on _____
- Obtain an encroachment Permit issued from the Engineering Division prior to doing any work within the public street right-of-way.
- Only gas fireplaces, pellet fueled wood heaters or EPA certified wood-burning appliances may be installed in all new construction pursuant to _____
- Prior to zoning clearance, the project plans shall contain/show:**
 - The conditions of approval shall be incorporated into the title page of the plans.

VICINITY MAP



APPLICABLE CODES

ALL WORK SHALL CONFORM TO THE FOLLOWING, AND ALL OTHER APPLICABLE CODES AND ORDINANCES.

2016 California Building Code:

- Part 1 California Administrative Code
Part 2 California **Building** Code, Volumes 1 & 2
Part 2.5 California **Residential** Code (NEW)
Part 3 California **Electrical** Code, based on 2011 NEC
Part 4 California **Mechanical** Code, based on 2012 UMC
Part 5 California **Plumbing** Code, based on 2012 UPC
Part 6 California Energy Code
Part 8 California Historical Building Code
Part 9 California Fire Code
Part 11 California Green Building Standards Code - CALGreen, 1st State-Adopted Green Code
Part 12 California Referenced Standards Code

SPECIAL INSPECTIONS

- All epoxy retrofit anchors for holddowns, and rebar embeds
- Note to be added here for any City required Special Inspections.

REVISIONS		
REV	Description	Date

TITLE SHEET

Remodel & Addition

139 Loma Vista Drive
Burlingame, CA 94010
Owner: Flora Wu

DRAWING NO: A-0.0	
D A T E:	July 22, 2019
DRAWING BY:	PJB
SCALE	N/A
PROJECT No.	FENG/WU
Sheet	1 of 11



Tree # 12



Tree # 13



Tree # 14



Tree # 15



Shrub # 16



Fern # 17



Shrub # 18

LEGEND

- Existing 2x Exterior Wall
- Existing 2x Interior Wall

Patrick
Jean-Philip
Burger, AIA

441 Banbury Street
Hayward, CA 94544
www.architectinspect.com
415.595.5457

Architect C-19988

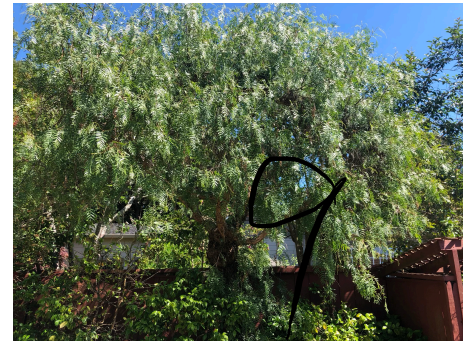
REVISIONS		
REV	Description	Date

EXISTING SITE & FLOOR PLAN
Addition to Single Family Residence
139 Loma Vista Drive
Burlingame, CA 94010
Owner: Fang Wu

DRAWING NO: A-1.0		
DATE: July 22, 2019		
DRAWING BY: PJB		
SCALE: 1/4" = 1'-0"		
PROJECT No. Feng/Wu		
Sheet 2	of	10

Shrubs 2, 3, 4, 5,
10 and 11 not
shown

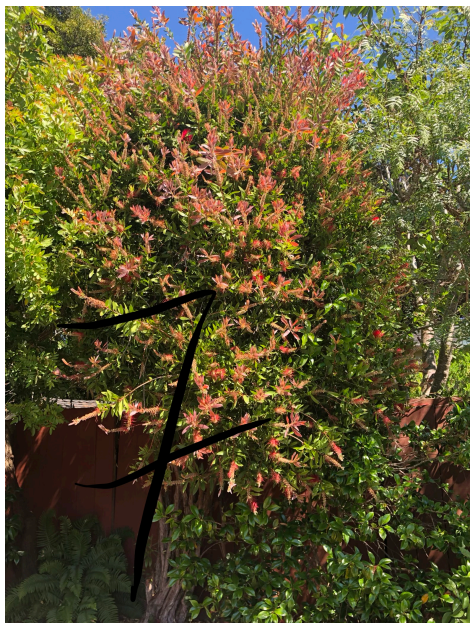
See Proposed Site Plan A-1.1 for
Three New Required Trees &
Relocated Frnt Yard Retaining Wall



Tree # 9



Tree # 8



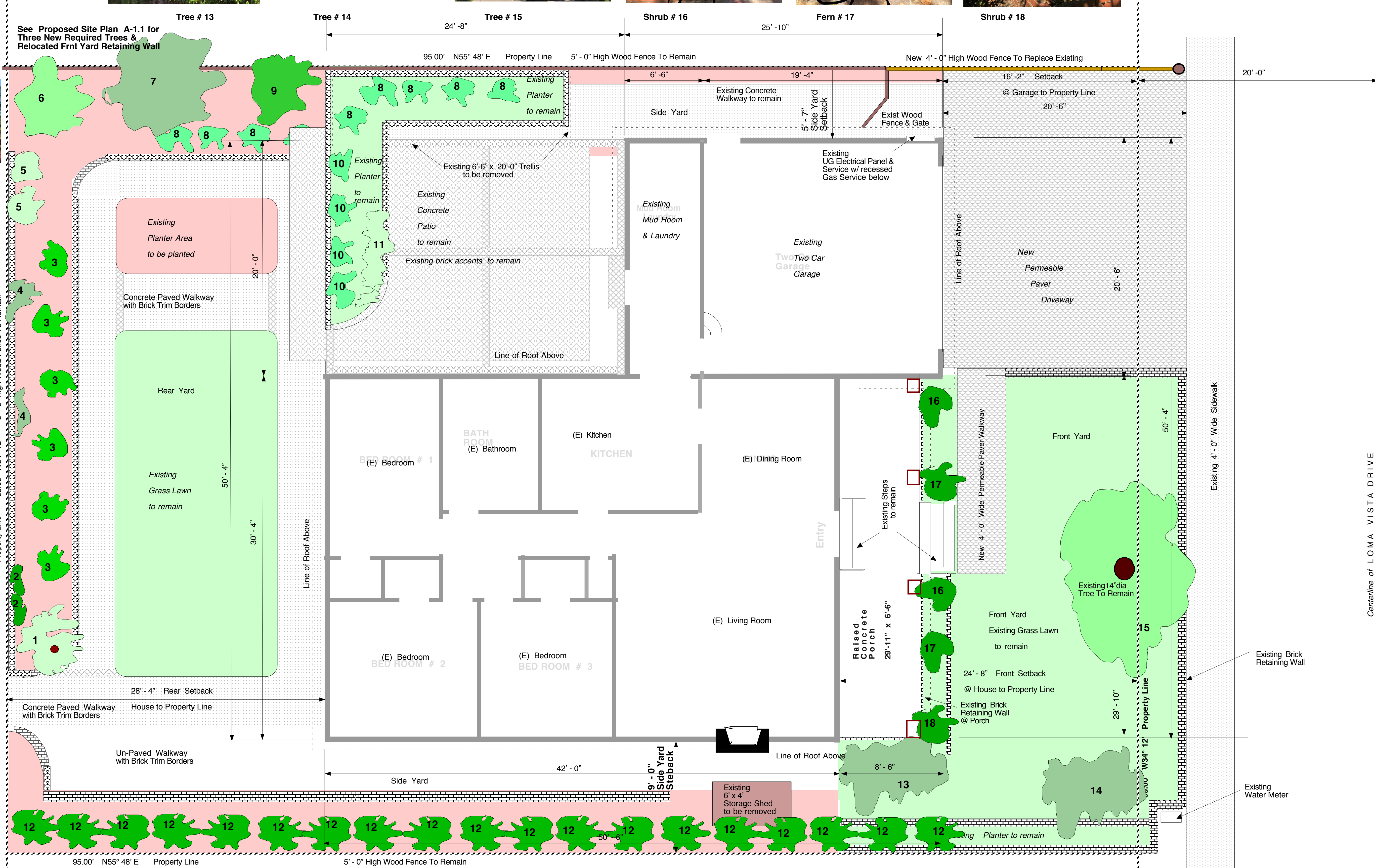
Tree # 7



Tree # 6



Tree # 1



EXISTING SITE & FLOOR PLAN

See Proposed Site Plan A-1.1 for
Three New Required Trees &
Relocated Frnt Yard Retaining Wall



	New & Exist Retaining Walls - as noted
	New Permeable Pavers
	Existing 2x Exterior Wall
	Existing 2x Interior Wall
	New 2x Exterior Wall
	Opening @ New 2x Exterior Wall

441 Banbury Street
Hayward, CA 94544
www.architectinspect.com
415.595.5457

[illegible]

Owner: Fang Wu

Sheet 3	of 10
---------	-------

(1) Washington Thorn (Tree # 20)

[illegible]

**See Existing Site Plan A-1.0 for
Existing Trees, Shrubs & Front Yard
Retaining Wall**

Patrick
Jean-Philip
Burger, AIA

441 Banbury Street
Hayward, CA 94544
www.architectinspect.com
415.595.5457

Architect C-19988

REVISIONS		
REV	Description	Date

Proposed First Floor Plan
Addition to Single Family Residence

139 Loma Vista Drive
Burlingame, CA 94010

Owner: Fang Wu

DRAWING NO:

A-2.0

D A T E: July 8, 2019

DRAWING BY: PJB

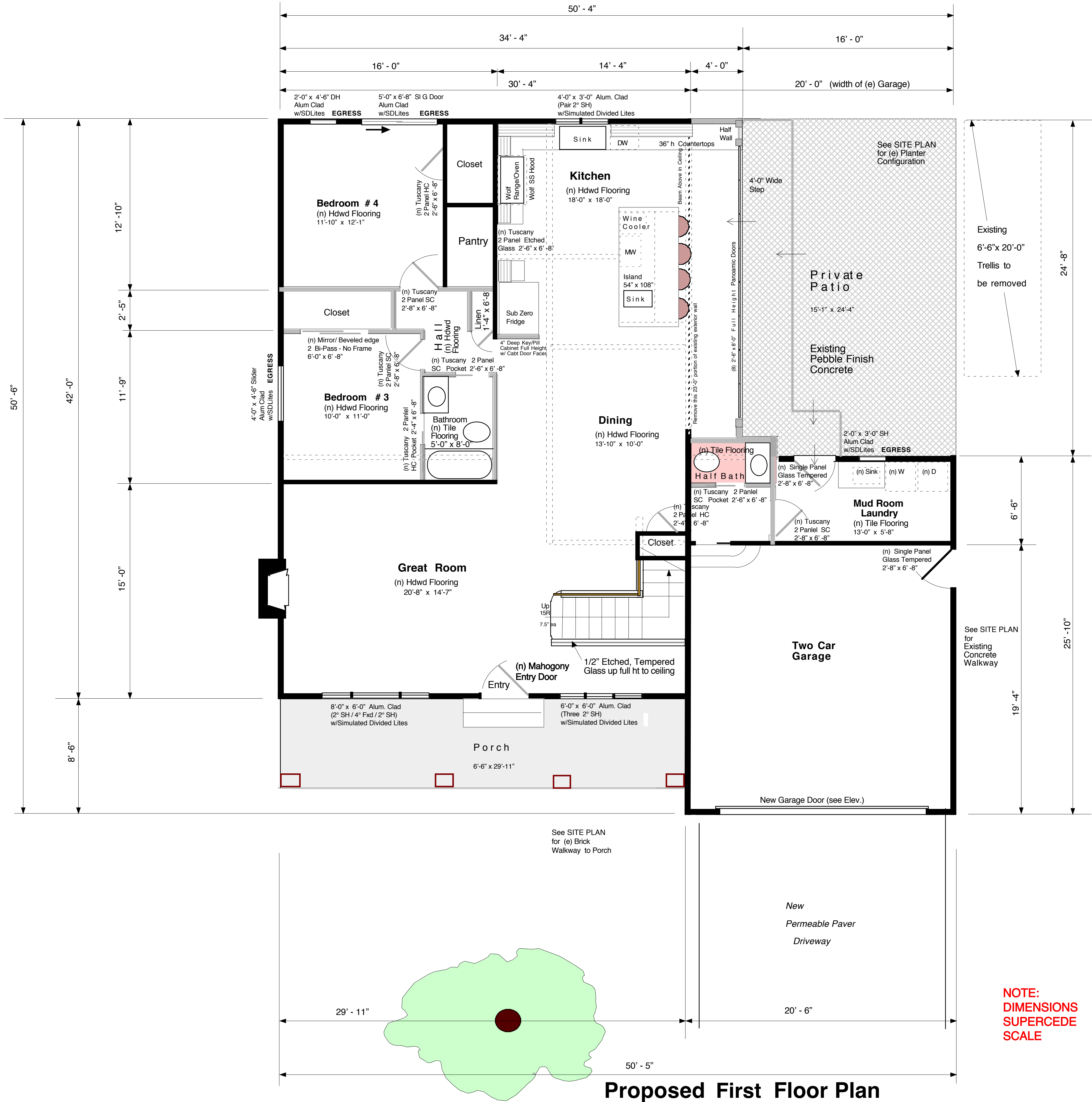
SCALE: 1/4" = 1' - 0"

PROJECT No. Feng / Wu

Sheet 4 of 11

LEGEND

- Existing 2x Exterior Wall
- Existing 2x Interior Wall
- New 2x Exterior Wall
- New 2x Interior Wall
- Existing 2x Walls to be removed
- Exist pebble finish conc paving



Proposed First Floor Plan

441 Banbury Street
Hayward, CA 94544
www.architectinspect.com
415.595.5457

[illegible]

Owner: Fang Wu

DRAWING NO:

DATE: July 22, 2019

DRAWING BY: PJB

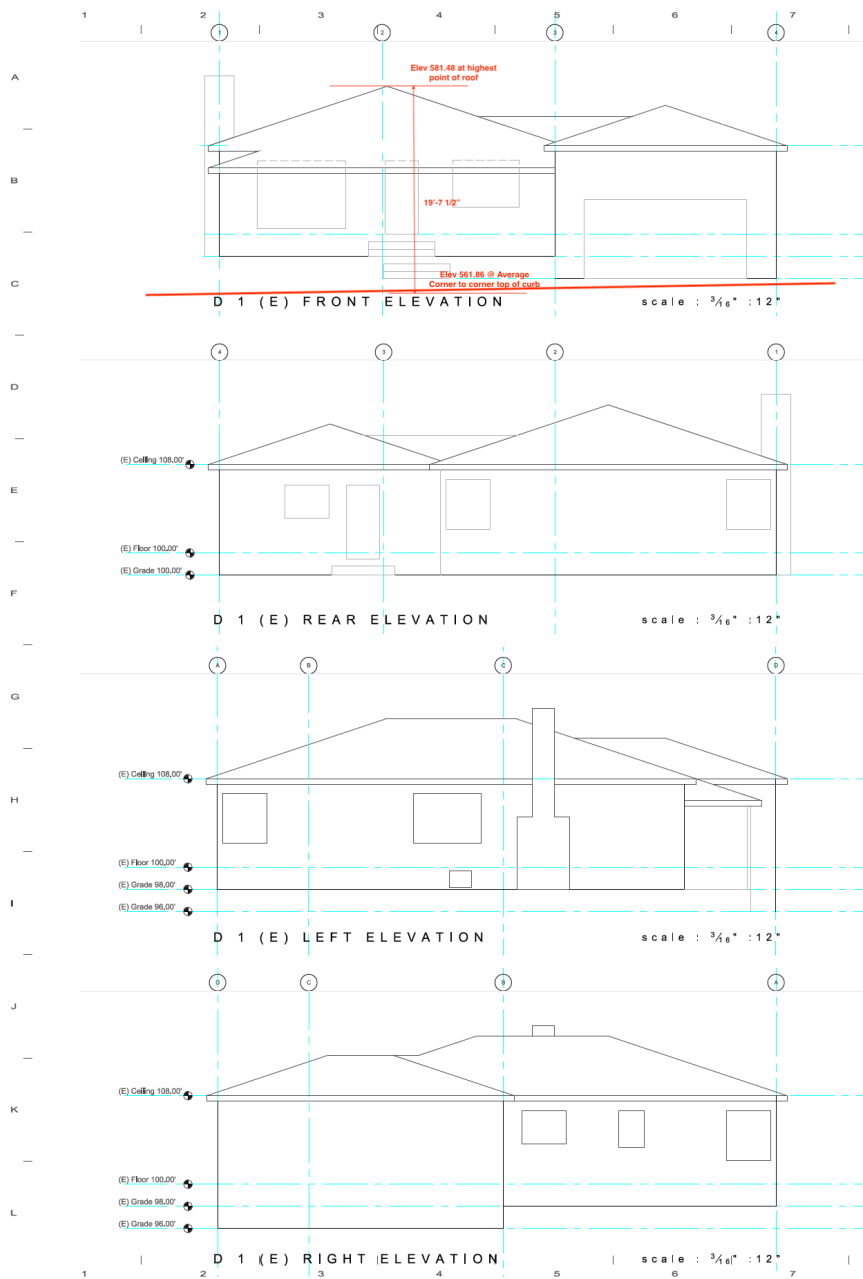
SCALE: 1/4" = 1' - 0"

PROJECT No. FENGWU

Sheet 5

of 11





Patrick
Jean-Philp
Burger, AIA

441 Barbary Street
Hayward, CA 94544
www.architectinspect.com
415-695-5457



139 Loma Vista,
Burlingame, California
Project Title
DWELLING REMODEL

AS-BUILT FLOOR PLAN

Sheet

10.21.18

Date

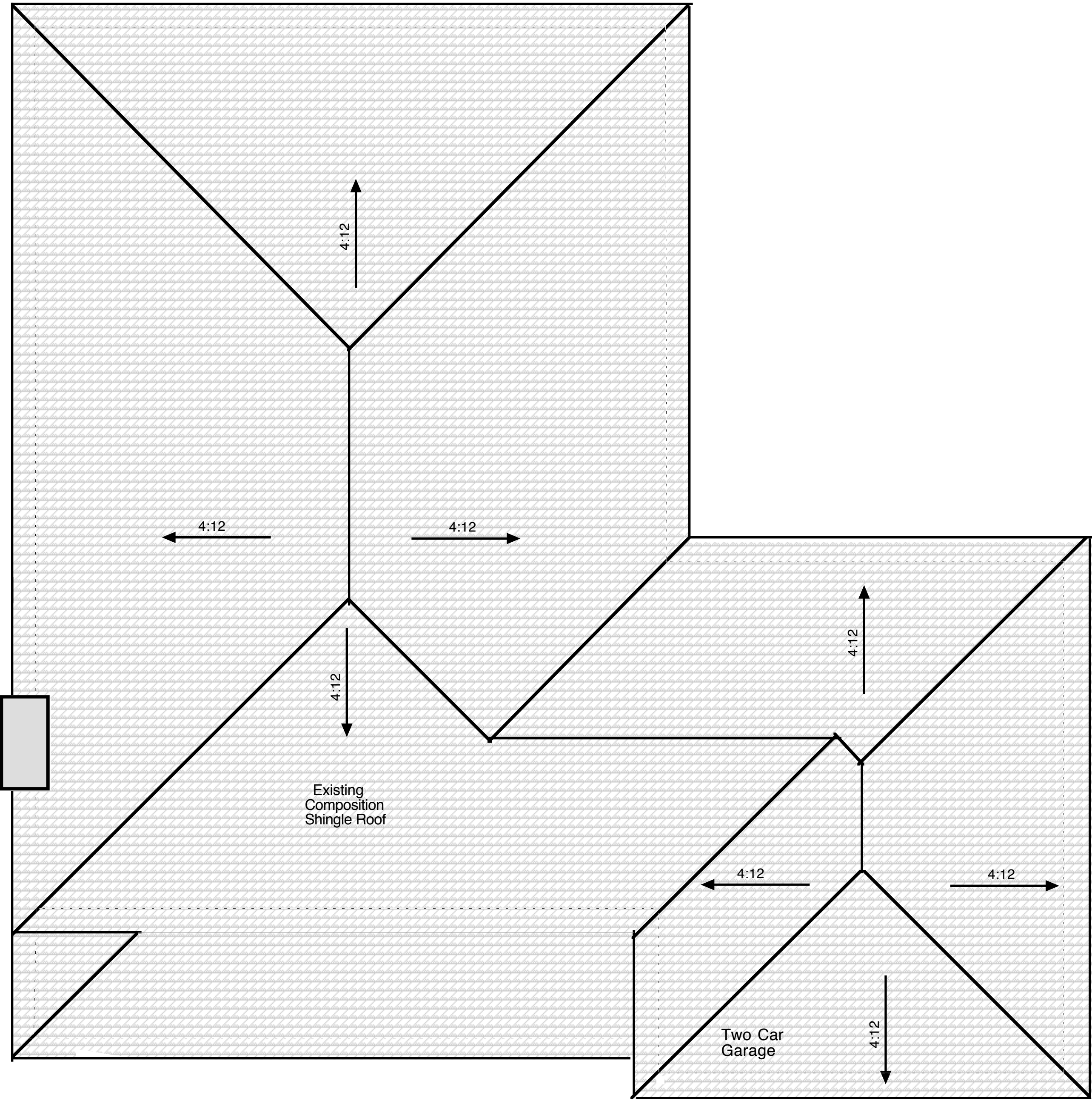
Scale $\frac{3}{16}" : 12"$

Revision

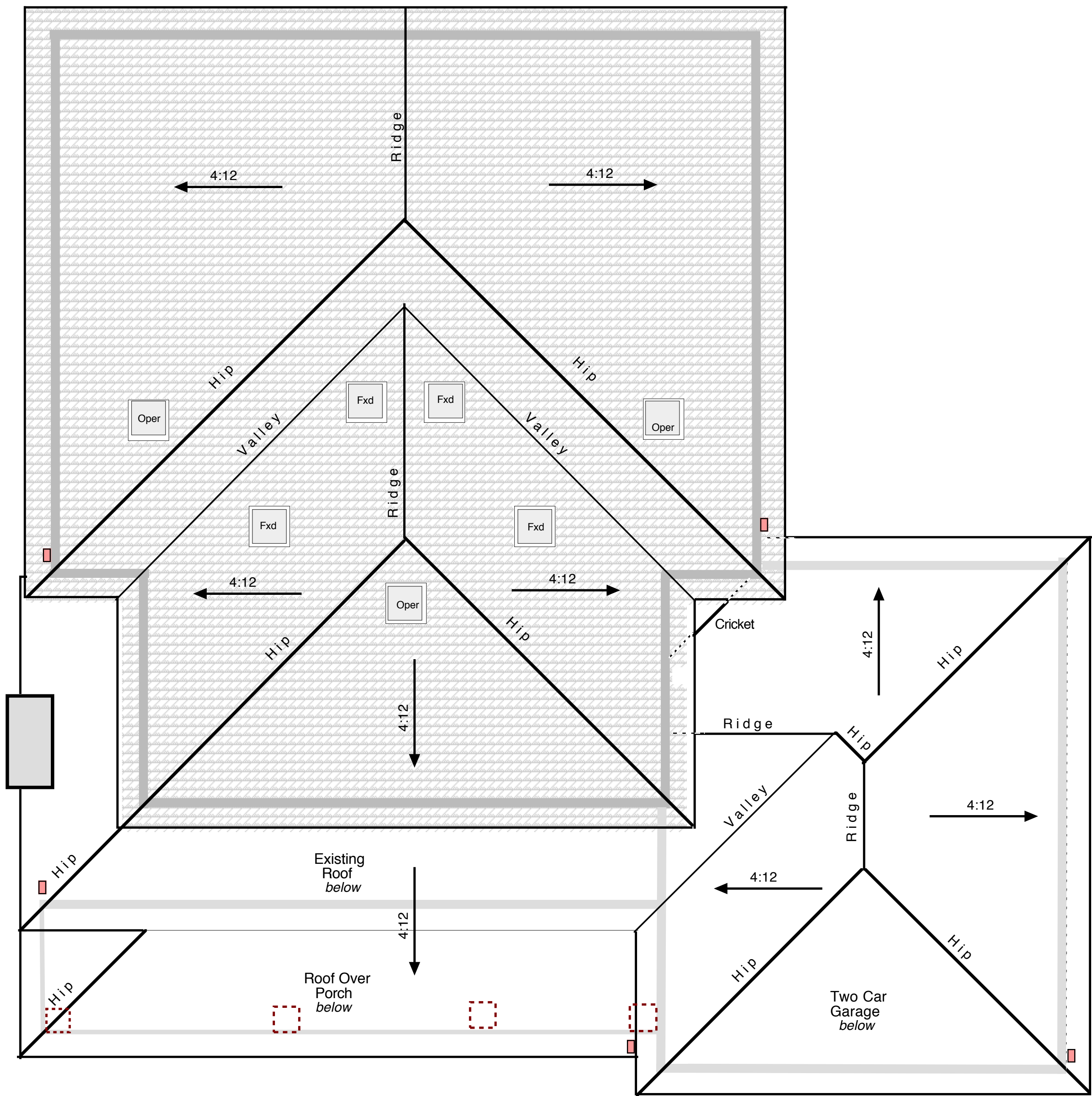
Drawn By KING

Sheet No.

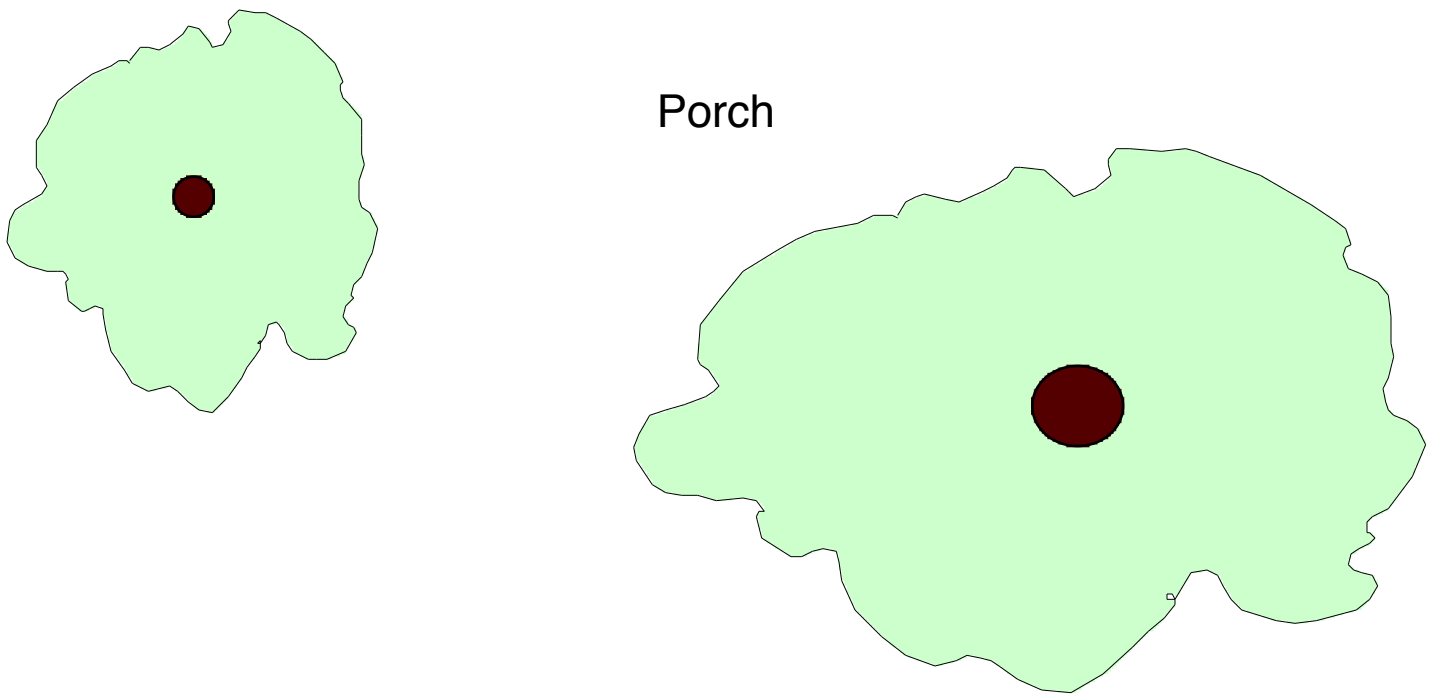
A 3.0



EXISTING ROOF PLAN



PROPOSED ROOF PLAN



REVISIONS		
REV	Description	Date

ROOF PLANS

Addition to Single Family Residence

139 Loma Vista Drive
Burlingame, CA 94010

Owner: Fang Wu

DRAWING NO: A- 4.0	
DATE: 6.25.2019	
DRAWING BY: PJB	
SCALE: 1/4" = 1' - 0"	
PROJECT No. WU	
Sheet 5	of

REVISIONS		
REV	Description	Date

Front & Left Side
Elevations

Addition to Single Family Residence

139 Loma Vista Drive
Burlingame, CA 94010

Owner: Fang Wu

DRAWING NO:
A-5.0

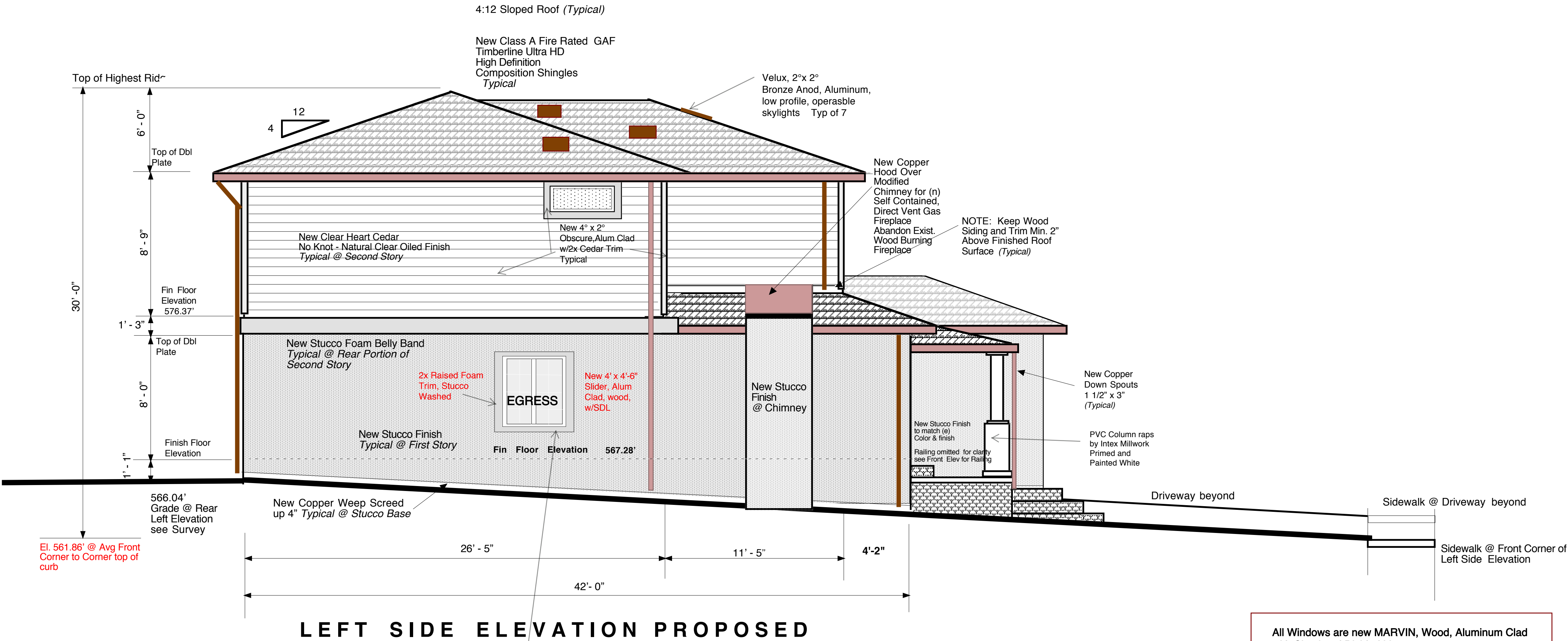
D A T E: 7.8.2019

DRAWING BY: PJB

SCALE: 1/4" = 1'-0"

PROJECT No. FENG / W U

Sheet 8 of 11



LEFT SIDE ELEVATION PROPOSED

All Windows are new MARVIN, Wood, Aluminum Clad with Simulated Divided Lites

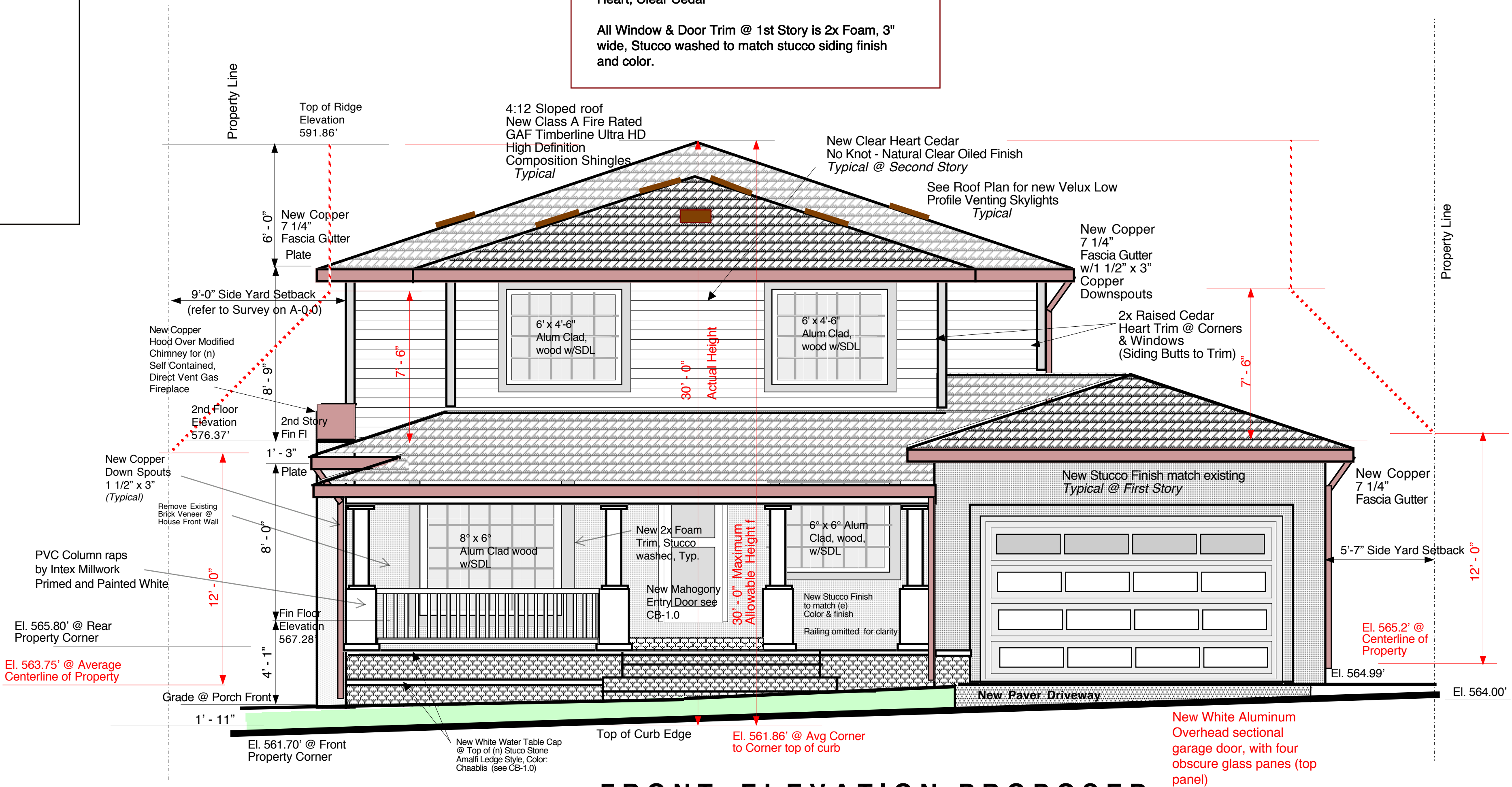
All Siding and Window Trim @ 2nd Story is 2x, All Heart, Clear Cedar

All Window & Door Trim @ 1st Story is 2x Foam, 3" wide, Stucco washed to match stucco siding finish and color.

1030.2 Minimum Size
Emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet (0.53 m2).

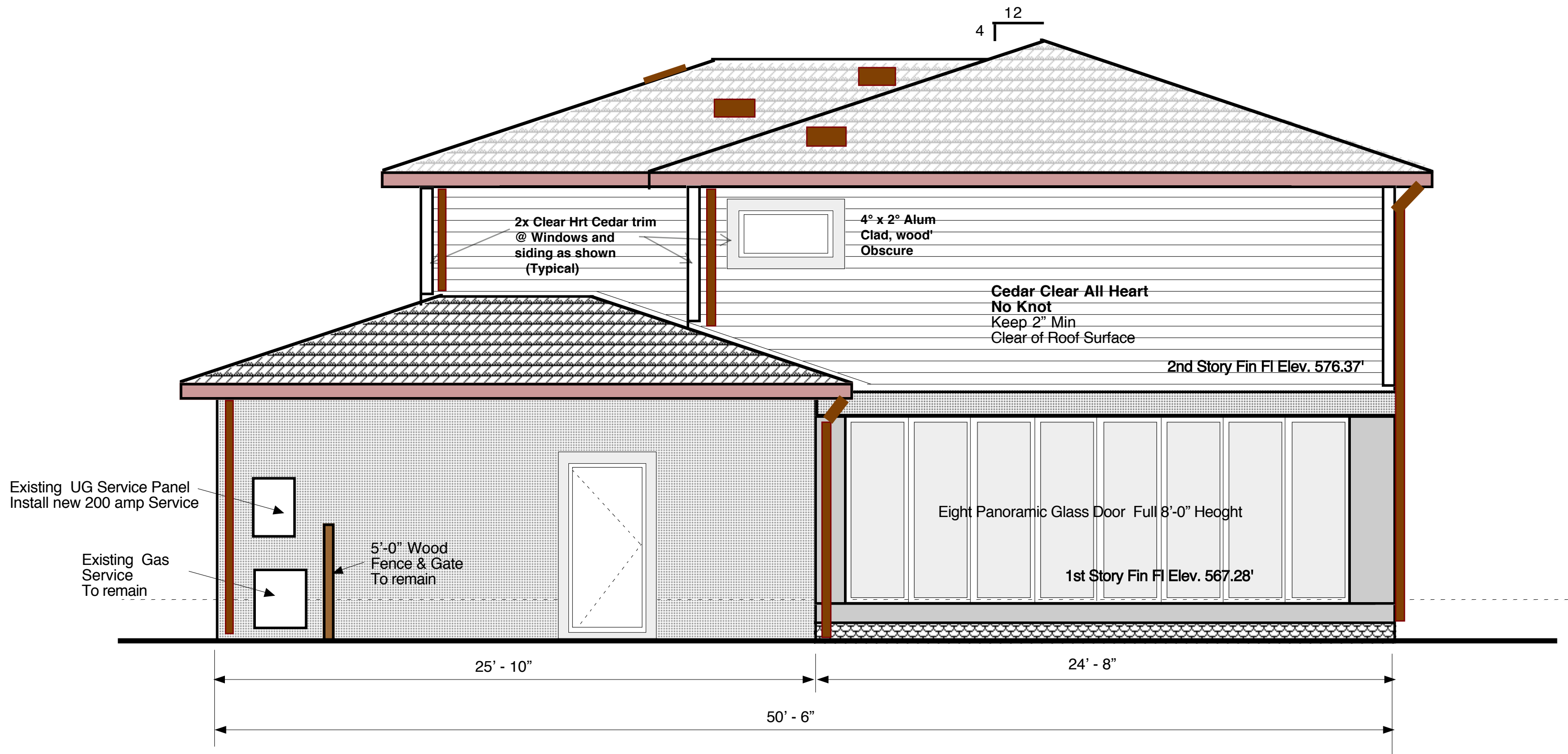
1030.2.1 Minimum Dimensions
The minimum net clear opening height dimension shall be 24 inches (610 mm). The minimum net clear opening width dimension shall be 20 inches (508 mm). The net clear opening dimensions shall be the result of normal operation of the opening.

1030.3 Maximum Height From Floor
Emergency escape and rescue openings shall have the bottom of the clear opening not greater than 44 inches (1118 mm) measured from the floor.



FRONT ELEVATION PROPOSED

For exact, scaled Fin Fl, Plate, Ridge and Grade heights refer to 1/2" scale Cross Section Sheet A-6.0



RIGHT SIDE ELEVATION PROPOSED

All Windows are new MARVIN, Wood, Aluminum Clad with Simulated Divided Lites

All Siding and Window Trim @ 2nd Story is 2x, All Heart, Clear Cedar

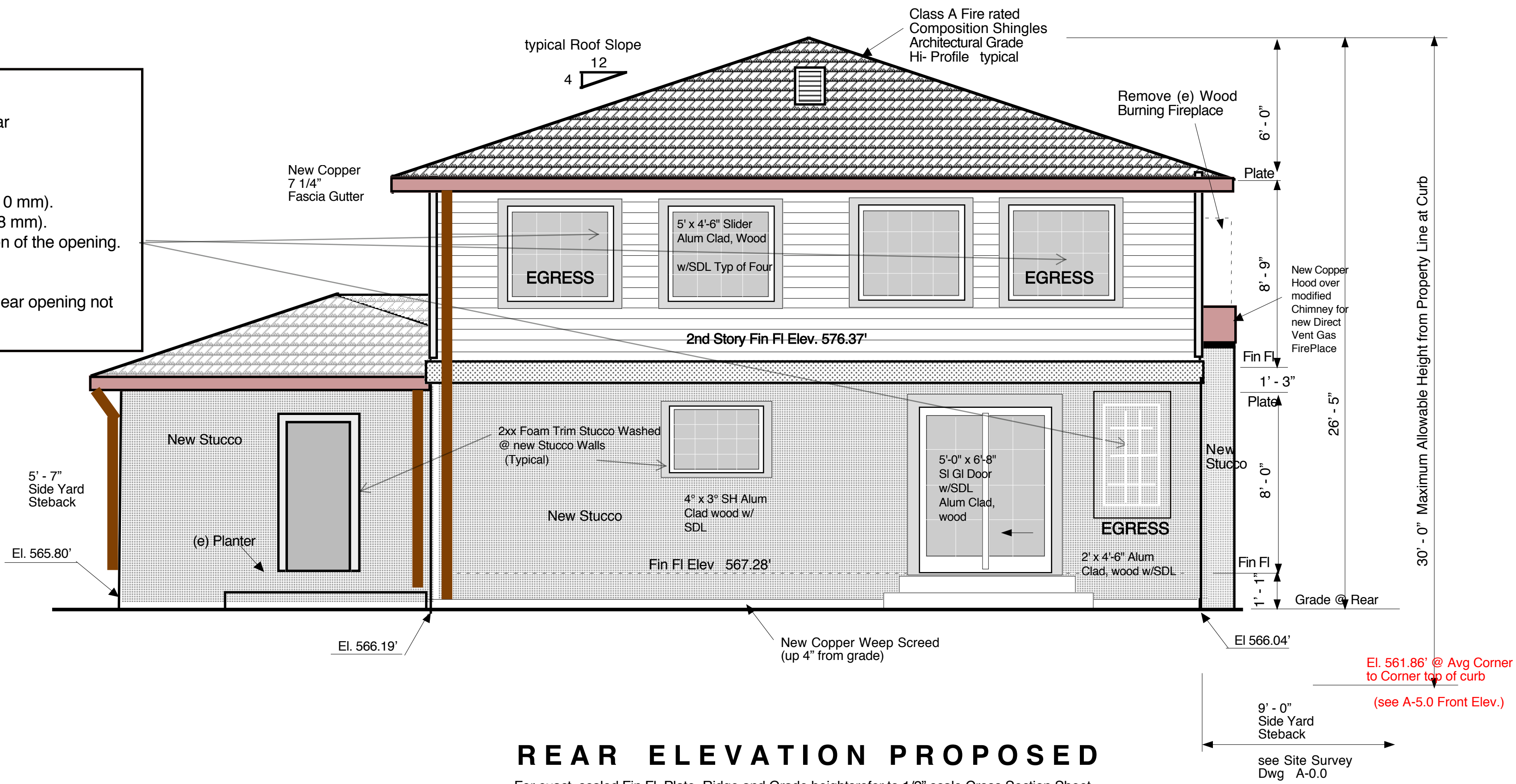
All Window & Door Trim @ 1st Story is 2x Foam, 3" wide, Stucco washed to match stucco siding finish and color.

REVISIONS		
REV	Description	Date

1030.2 Minimum Size
Emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet (0.53 m2).

1030.2.1 Minimum Dimensions
The minimum net clear opening height dimension shall be 24 inches (610 mm).
The minimum net clear opening width dimension shall be 20 inches (508 mm).
The net clear opening dimensions shall be the result of normal operation of the opening.

1030.3 Maximum Height From Floor
Emergency escape and rescue openings shall have the bottom of the clear opening not greater than 44 inches (1118 mm) measured from the floor.



REAR ELEVATION PROPOSED

For exact, scaled Fin Fl, Plate, Ridge and Grade heights refer to 1/2" scale Cross Section Sheet

Rear & Right Side
Elevations

Addition to Single Family Residence

139 Loma Vista Drive
Burlingame, CA 94010

Owner: Fang Wu

DRAWING NO: A-5.1	
D A T E:	7.22.2019
DRAWING BY:	PJB
SCALE:	1/4" = 1' - 0"
PROJECT No.	FENG / W U
Sheet 9	of 11

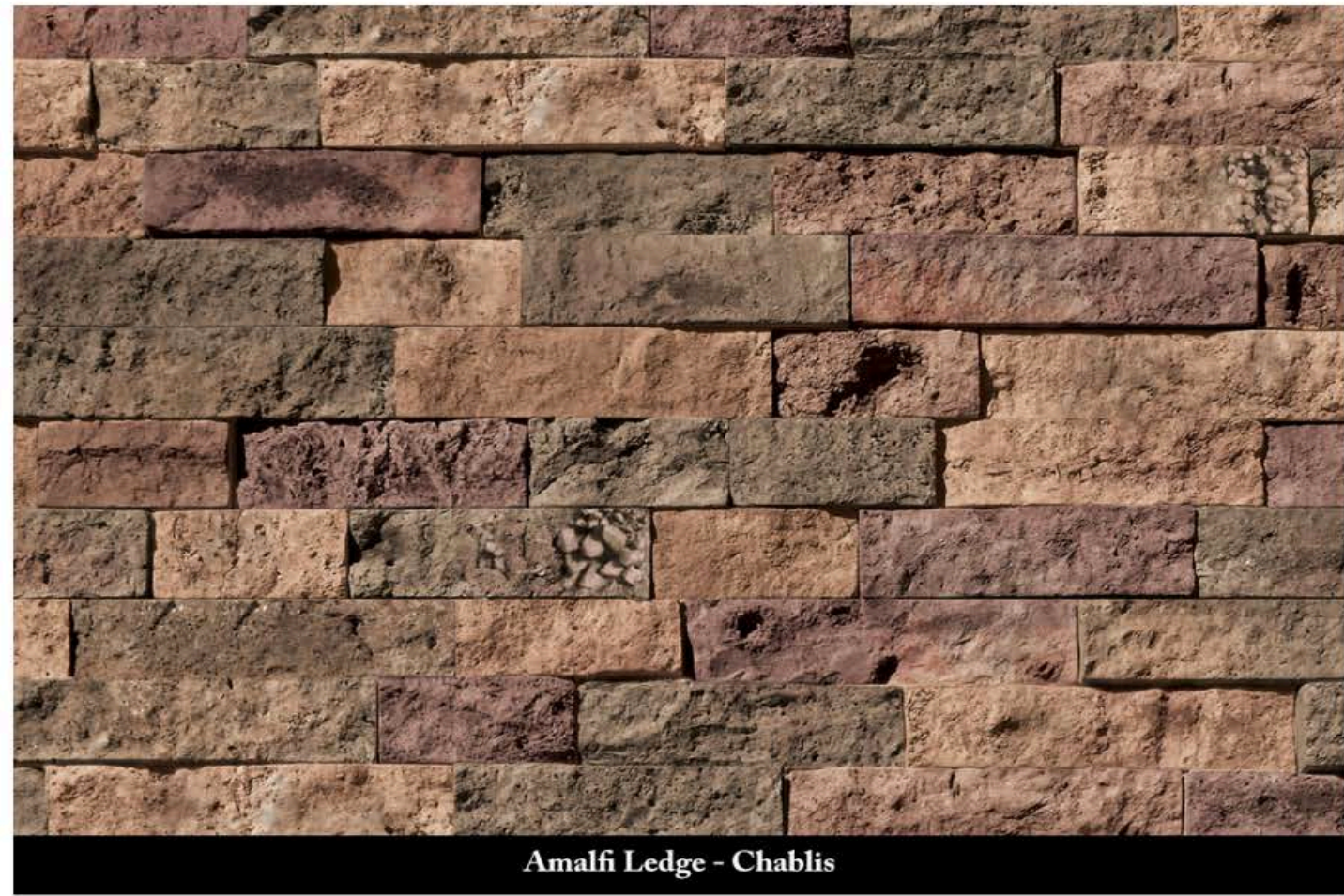
ROOF: Composition Shingles **GAF Timberline Ultra HD** in **SLATE**



GUTTERS: 7” K Line Gutters **COPPER**
Wash with 5% - 10% Sulfuric Acid Solution (to create patina)



STONE VENEER: At Front Yard Planter and Front Yard Relocated Retaining Wall
Coronado Stone Products (Stucco Stone) **AMALFI LEDGE** Style Color: **CHABLIS**



DECK COLUMNS & RAILINGS (@ Front Porch)



DSI Columns



Square Posts

The square post is versatile and offers exceptional architectural detail. Contemporary, colonial and prairie style are just a few of the many types of homes on which you could introduce a square post.

DSI has a wide array of square post designs for you to consider. Whether you choose a clean, smooth square post or a deep recess panel that evokes the craftsmanship of a bygone era, you will be delighted with the low maintenance features and durability for years to come.



Square Smooth Posts

Post Size	Outside Diameter Top (in)	Inside Diameter Top	Outside Diameter Bottom (in)	Inside Diameter Bottom	Natural Thickness	Load Bearing Capacity
6"x8"	5 3/4"	4 3/4"	5 3/4"	4 3/4"	4 3/4"	10'
6"x9"	5 3/4"	4 3/4"	5 3/4"	4 3/4"	4 3/4"	10'
8"x8"	7 1/4"	6 1/4"	7 1/4"	6 1/4"	6 1/4"	10'



FIRST STORY FINISH: **STUCCO (3 coat)**
Behr Premium Plus Ultra Exterior Color: Summer Bliss P280-1

Color

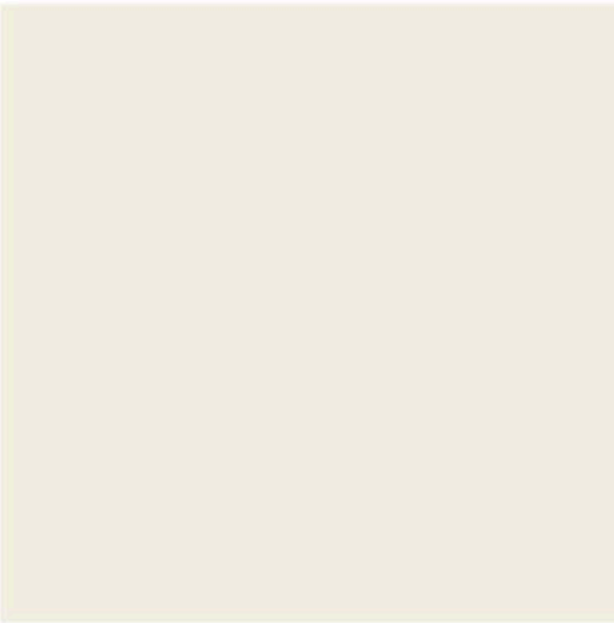


Testure: Light Lace



Window Trim: 1 ½" x 3" Foam w/ Integral Color Stucco Wash: Color: Behr Soft Buttercup (@ First Story Stucco) **Window Sill Water Table Trim:** 2" x 3" (same finish)

WINDOWS: **MARVIN** Aluminum Clad Wood Interior w/Simulated Divided Lite w Spacer Bar
Aluminum Clad Color: Marvin Stone White



MARVIN window will be ALUMINUM CLAD @ Exterior
(wood window shown), Wood Interior, with **Simulated Divided Lite** with Spacer Bar



SECOND STORY FINISH:
Horizontal, Canadian Western Red CEDAR Siding, All Heart, No Knot

Ultra Premium Red Label Exterior Penetrating Oil Finish Color: Western Rd Cedar by Penofin



MAIN ENTRY DOOR



Patrick
Jean-Philip
Burger, AIA

441 Banbury Street
Hayward, CA 94544
www.architectinspect.com
415.595.5457

Architect C-19988

REVISIONS		
REV	Description	Date

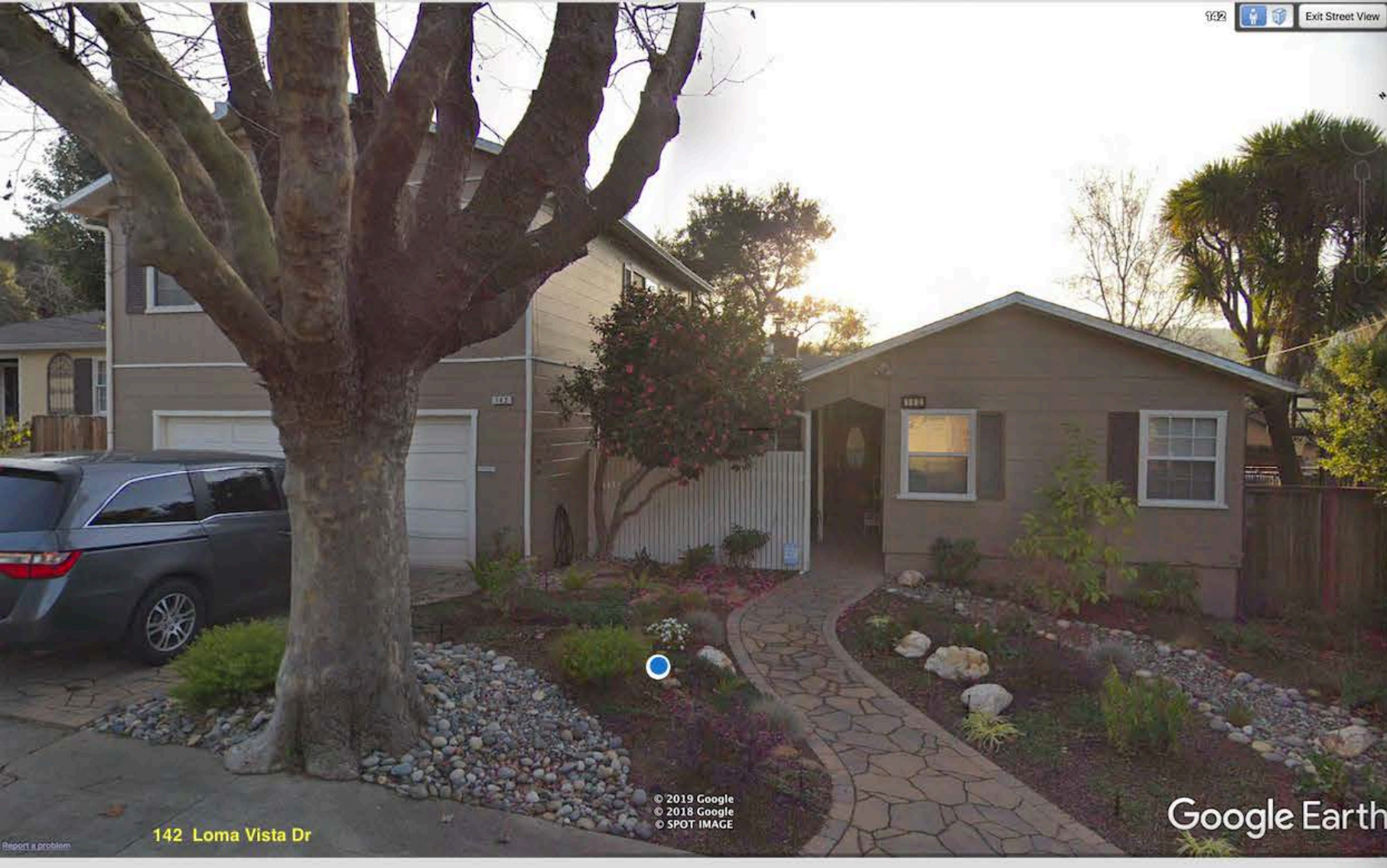
COLORS MATERIALS FINISHES

Addition to Single Family Residence

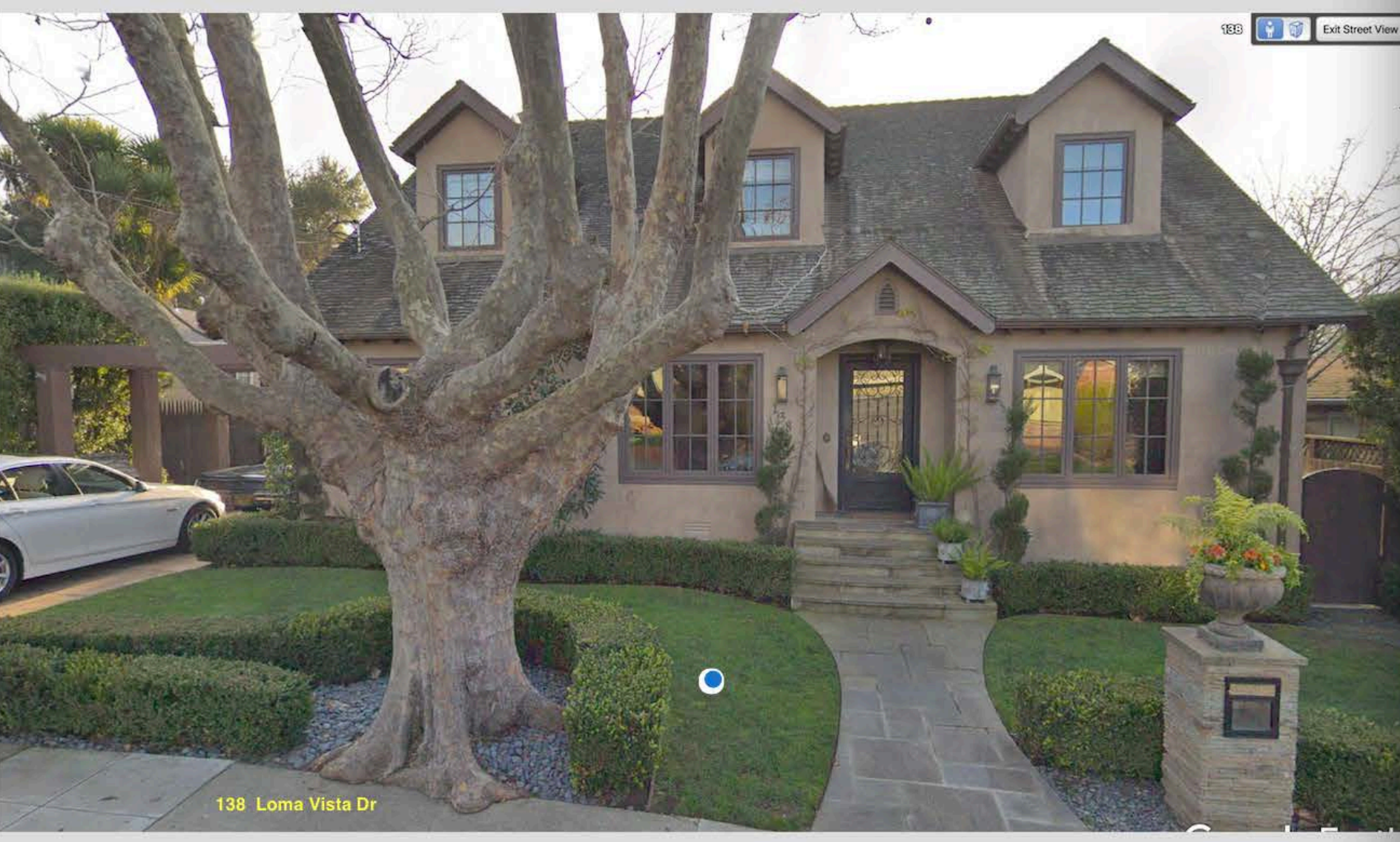
139 Loma Vista Drive
Burlingame, CA 94010

Owner: Fang Wu

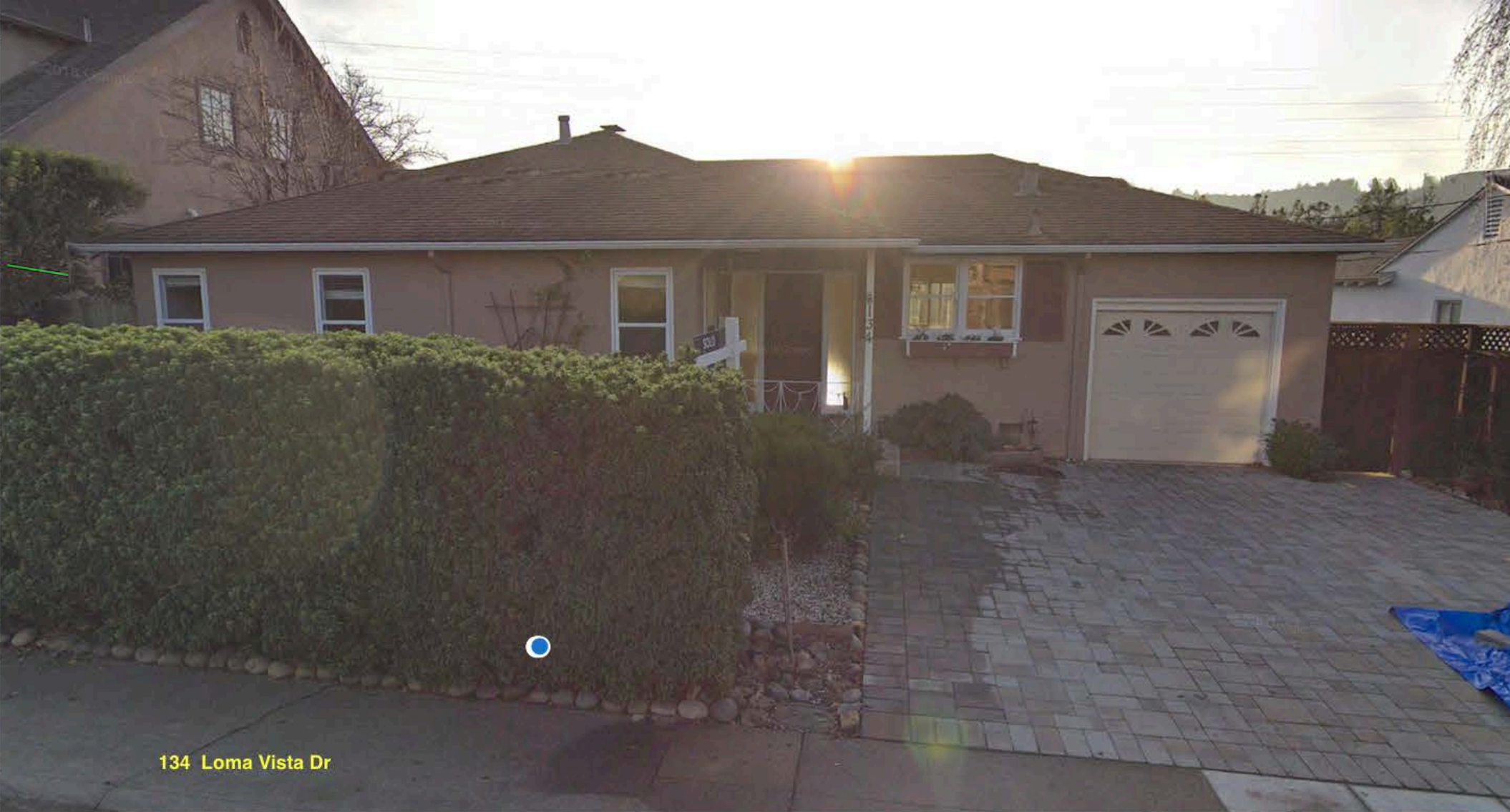
DRAWING NO: CB- 1.0	
D A T E: July 22, 2019	
DRAWING BY: PJB	
SCALE: 1/4" = 1'-0"	
PROJECT No. FengWU	
Sheet 10	of 11



142 Loma Vista Drive



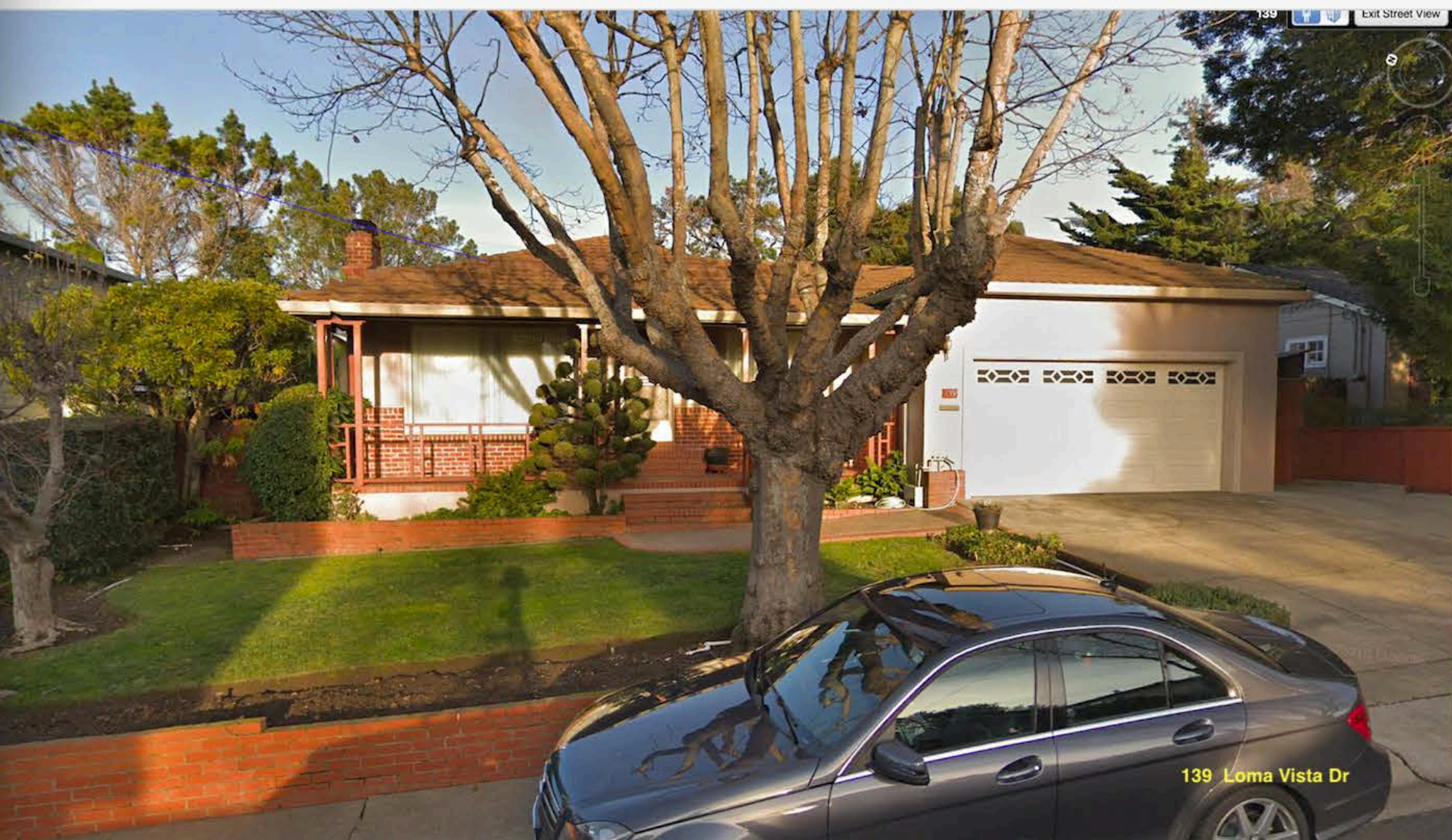
138 Loma Vista Drive



134 Loma Vista Drive



135 Loma Vista Drive



139 Loma Vista Drive **SUBJECT PROPERTY**



143 Loma Vista Drive

**Patrick
Jean-Philip
Burger, AIA**

441 Banbury Street
Hayward, CA 94544
www.architectinspect.com
415.595.5457

Architect C-19988

REVISIONS		
REV	Description	Date

NEIGHBORING HOUSES

Addition to Single Family Residence

139 Loma Vista Drive
Burlingame, CA 94010

Owner: Fang Wu

DRAWING NO:

NH-1.0

D A T E: February 4, 2019

DRAWING BY: PJB

SCALE: 1/4" = 1' - 0"

PROJECT No. Feng?Wu

Sheet	11	of	11
-------	----	----	----